

**PLANNING COMMISSION  
IN-PERSON AND VIRTUAL MEETING AGENDA  
RESCHEDULED DUE TO HOLIDAY**

**TUESDAY, July 11, 2023 at 7:00 pm**

**IN-PERSON MEETING LOCATION:** City Council Chambers, 3515 Broad St, Dexter, MI

**VIRTUAL ZOOM MEETING LINK:** <https://us06web.zoom.us/j/84998543134>

**CALL IN BY PHONE:** 888-788-0099 or 877-853-5247 **Meeting ID:** 849 9854 3134

- I. Roll Call**
- |                              |                                  |                            |
|------------------------------|----------------------------------|----------------------------|
| Matt Kowalski, Chair         | Thomas Phillips, Vice Chair      | Alison Heatley, Secretary  |
| Jim Carty                    | Tom Covert                       | Chet Hill                  |
| Kyle Marsh                   | Karen Roberts                    | Wa Hubbard, Ex-officio     |
| Brock McIntyre (Student Rep) | Charlotte Bruderly (Student Rep) | Julian Malek (Student Rep) |

- II. Action on Meeting Minutes from:** Regular Minutes of June 5, 2023 **Pg. 1-6**

- III. Approval of Agenda**

- IV. Public Hearing(s):**

- A. PTAZO23-02 Text Amendment to Zoning Ordinance** - Public hearing to consider a text amendment to Article 2, Definitions, Section 2.2, Definitions, to add definitions for Self-Storage Facilities; Article 5, Access, Parking, Loading and Sidewalks, Section 5.05 Schedule of Minimum Number of Required Parking Spaces by Use Table to include parking requirements for self-storage facilities; Section 10.10 Non-Residential District Use Table, sub-section B to designate Self-Storage a special land use in the I-1 and RD District; and Article 14, Specific Use Provisions to add new Section 14.39, to establish specific standards for Self-Storage Facilities. Discussion and possible action following the public hearing. **Pg. 7-12**

- B. PSP23-01 Champion Gymnastic** – Public hearing to consider an Application for Special Land Use, for a gymnastics facility. The applicant is Launie Aben, owner of Champion Gymnastics, Ann Arbor. The property owner is Song and Crane LLC. The subject site of the proposed special land use is 2362 Bishop Circle East (08-08-07-125-018). The subject site is zoned RD, Research and Development. Personal fitness centers are special land uses, in the RD District. **Pg. 13-44**

**Rules of Procedure for Public Hearings and Business Items:**

1. Chair introduces case.
2. Staff and consultant report and comments.
3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

- V. Pre-Arranged Participation** (Comments shall be limited to 10 minutes)- None

- VI. Reports of Officers:**

- A.** Chairman Report –  
**B.** Planning Commissioners & Council Ex officio Reports  
**C.** Committee Reports  
**D.** Community Development Office Reports – CDM

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- VII. Citizen Wishing to Address the Commission (Non-Arranged Participation)** - Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Each speaker is limited to 5-minutes or 10-minutes for a representative of a bona fide group/organization.

**VIII. Old Business – None**

**IX. New Business**

- A.** Consider: Initiate text amendments to the Zoning Ordinance to allow commercial outdoor recreation as a special land use in the Central Business District and to allow Recreation Equipment Rental in the CBD, VC, ARC and BRC Form-Based Districts and to schedule the public hearing for August 7, 2023.

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**X. Proposed business for August 7, 2023:**

- A.** Public Hearing to consider PPPSP23-04 The Pelham Preliminary PUD Site Plan (anticipated).  
**B.** Public Hearing to consider PPPSP23-05 Mill Creek Flats Preliminary PUD Site Plan (anticipated).  
**C.** Public Hearing to consider PTAZO24-01 text amendments to the Zoning Ordinance regarding Commercial Outdoor Recreation and Recreation Equipment Rental Uses.  
**D.** Public Hearing to consider PTAZO24-02 text amendment to the Zoning Ordinance regarding front yard fences.

**XI. Citizens wishing to address the Commission**

**XII. Adjournment**

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Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.